



General Assembly

February Session, 2012

***Raised Bill No. 312***

LCO No. 1467

\* \_\_\_\_\_SB00312VA\_HSG031512\_\_\_\_\_\*

Referred to Committee on Select Committee on Veterans'  
Affairs

Introduced by:  
(VA)

***AN ACT PROVIDING VETERANS' PREFERENCES IN THE RENTAL  
ASSISTANCE PROGRAM AND HOUSING AUTHORITY PROJECTS.***

Be it enacted by the Senate and House of Representatives in General  
Assembly convened:

1 Section 1. Section 17b-812 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective from passage*):

3 (a) The Commissioner of Social Services shall implement and  
4 administer a program of rental assistance for low-income families  
5 living in privately-owned rental housing. For the purposes of this  
6 section, a low-income family is one whose income does not exceed fifty  
7 per cent of the median family income for the area of the state in which  
8 such family lives, as determined by the commissioner.

9 (b) Housing eligible for participation in the program shall comply  
10 with applicable state and local health, housing, building and safety  
11 codes.

12 (c) In addition to an element in which rental assistance certificates  
13 are made available to qualified tenants, to be used in eligible housing  
14 which such tenants are able to locate, the program may include a

15 housing support element in which rental assistance for tenants is  
16 linked to participation by the property owner in other municipal, state  
17 or federal housing repair, rehabilitation or financing programs. The  
18 commissioner shall use rental assistance under this section so as to  
19 encourage the preservation of existing housing and the revitalization  
20 of neighborhoods or the creation of additional rental housing.

21 (d) The commissioner may designate a portion of the rental  
22 assistance available under the program for tenant-based and project-  
23 based supportive housing units. To the extent practicable rental  
24 assistance for supportive housing shall adhere to the requirements of  
25 the federal Housing Choice Voucher Program, 42 USC 1437f(o),  
26 relative to calculating the tenant's share of the rent to be paid.

27 (e) The commissioner shall administer the program under this  
28 section to promote housing choice for certificate holders and  
29 encourage racial and economic integration. The commissioner shall  
30 establish maximum rent levels for each municipality in a manner that  
31 promotes the use of the program in all municipalities. Any certificate  
32 issued pursuant to this section may be used for housing in any  
33 municipality in the state. The commissioner shall inform certificate  
34 holders that a certificate may be used in any municipality and, to the  
35 extent practicable, the commissioner shall assist certificate holders in  
36 finding housing in the municipality of their choice.

37 (f) Nothing in this section shall give any person a right to continued  
38 receipt of rental assistance at any time that the program is not funded.

39 (g) The commissioner shall adopt regulations in accordance with the  
40 provisions of chapter 54 to carry out the purposes of this section. The  
41 regulations shall establish maximum income eligibility guidelines for  
42 such rental assistance and criteria for determining the amount of rental  
43 assistance which shall be provided to eligible families.

44 (h) Any person aggrieved by a decision of the commissioner or the  
45 commissioner's agent pursuant to the program under this section shall

46 have the right to a hearing in accordance with the provisions of  
47 chapter 54.

48 (i) As among applicants who are eligible for the rental assistance set  
49 forth in this section and whose needs for housing accommodations are  
50 substantially equal, as determined by the commissioner, or his or her  
51 designee, preference shall be given to "preference eligible veterans," as  
52 defined in 5 USC 2108, as amended from time to time.

53 Sec. 2. Section 8-45 of the general statutes is repealed and the  
54 following is substituted in lieu thereof (*Effective from passage*):

55 Each housing authority shall manage and operate its housing  
56 projects in an efficient manner so as to enable it to fix the rentals for  
57 dwelling accommodations at the lowest possible rates consistent with  
58 providing decent, safe and sanitary dwelling accommodations, and no  
59 housing authority shall construct or operate any such project for profit  
60 or as a source of revenue to the municipality. To this end an authority  
61 shall fix the rentals for dwelling in its projects at no higher rates than it  
62 finds to be necessary in order to produce revenues which, together  
63 with all other available money, revenues, income and receipts of the  
64 authority from whatever sources derived, will be sufficient (a) to pay,  
65 as the same become due, the principal and interest on the bonds of the  
66 authority; (b) to meet the cost of, and to provide for, maintaining and  
67 operating the projects, including the cost of any insurance, and the  
68 administrative expenses of the authority; and (c) to create, during not  
69 less than six years immediately succeeding its issuance of any bonds, a  
70 reserve sufficient to meet the largest principal and interest payments  
71 which will be due on such bonds in any one year thereafter and to  
72 maintain such reserve. In the operation or management of housing  
73 projects an authority shall, at all times, rent or lease the dwelling  
74 accommodations therein at rentals within the financial reach of  
75 families of low income. The authority, subject to approval by the  
76 Commissioner of Economic and Community Development, shall fix  
77 maximum income limits for the admission and for the continued  
78 occupancy of families in such housing, provided such maximum

79 income limits and all revisions thereof for housing projects operated  
80 pursuant to any contract with any agency of the federal government  
81 shall be subject to the prior approval of such federal agency. The  
82 Commissioner of Economic and Community Development shall define  
83 the income of a family to provide the basis for determining eligibility  
84 for the admission and for the continued occupancy of families under  
85 the maximum income limits fixed and approved. The definition of  
86 family income, by the Commissioner of Economic and Community  
87 Development, may provide for the exclusion of all or part of the  
88 income of family members which, in the judgment of said  
89 commissioner, is not generally available to meet the cost of basic living  
90 needs of the family. As among applicants eligible for admission in  
91 such housing, whose needs for housing accommodations are  
92 substantially equal, as determined by the housing authority,  
93 preference shall be given to "preference eligible veterans," as defined in  
94 5 USC 2108, as amended from time to time. No housing authority shall  
95 refuse to rent any dwelling accommodation to an otherwise qualified  
96 applicant on the ground that one or more of the proposed occupants  
97 are children born out of wedlock. Each housing authority shall provide  
98 a receipt to each applicant for admission to its housing projects stating  
99 the time and date of application and shall maintain a list of such  
100 applications which shall be a public record as defined in section 1-200.  
101 The Commissioner of Economic and Community Development shall,  
102 by regulation, provide for the manner in which such list shall be  
103 created, maintained and revised. No provision of this chapter shall be  
104 construed as limiting the right of the authority to vest in an obligee the  
105 right, in the event of a default by such authority, to take possession of  
106 a housing project or cause the appointment of a receiver thereof or  
107 acquire title thereto through foreclosure proceedings, free from all the  
108 restrictions imposed by this chapter with respect to rental rates and  
109 tenant selection.

<p>This act shall take effect as follows and shall amend the following sections:</p>
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Section 1	<i>from passage</i>	17b-812
Sec. 2	<i>from passage</i>	8-45

**VA***Joint Favorable C/R*

HSG